**Survey on Bend’s Short Term Rental Policy**

Your Awbrey Butte Neighborhood Association (ABNA) would like to gauge member attitude toward the future of Short Term Rental’s (STR’s) in Bend. The ABNA is asking that you take 3-5 minutes to complete a survey (below) expressing your opinion regarding how the City of Bend should approach policies regarding STR’s going forward.

**REASON FOR THE SURVEY:**

The Bend City Council is now looking into the effect the Short-Term Rental business is having on the housing market, specifically the lack of Affordable and Middle Income Housing. City Council is currently collecting and examining STR data and will hold a policy discussion about STR’s during one of its Working Sessions in March 2022. If STR’s are found to be a significant contributor to the housing crisis, the city will likely act to slow the erosion of the city’s housing supply.

**BACKGROUND:**

* A Short-Term Rental is any dwelling unit or portion of a dwelling unit rented fewer than 30 days per tenant. This term includes whole-house rentals, as well as the rental of up to 2 individual rooms in a house while the owner is present.
* Bend has a total of 1,088 licensed Short-Term Rentals. It is estimated that 15% of Bend’s STR’s are Owner Occupied. Note: If you only rent out one or two bedrooms in the dwelling unit for fewer than 30 days while you are present in the home, this is considered an Owner Occupied Short Term Rental.
* Of the total STR’s, Awbrey Butte has 7 STR’s. The largest numbers of STR’s are in the neighborhoods of River West (341), Old Bend (135) and Southern Crossing (99).
* In November 2020, the median sale price for a single-family home in Bend was $538,500.
* In November 2021, the median sale price was $683,250, a year-over-year increase of $144,750.
* It’s getting more challenging for lower income workers to afford housing in Bend.

**PRO’S:**

* City receives room tax
* Renting rooms helps owners make mortgage payments

**CON’S:**

* Removes housing units from the long-term rental pool, thereby impacting supply
* Affects livability; vacant houses, transitory visitors, lack of respect by visitors, parking complaints

**SHORT TERM RENTAL SURVEY**

Please take a few minutes to provide your responses to the following survey questions:

1. Do you think STR’s contribute to the lack of affordable housing in Bend? Yes \_\_ No \_\_\_
2. The following are possible actions the City Council could take to restrict STR’s.

Using an (X), select the two options you feel Council should consider:

* 1. Take no action, Maintain Current Policies \_\_\_\_
  2. Phase out all STR’s \_\_\_\_
  3. Phase out all Non-Owner Occupied STR’s \_\_\_\_
  4. Cap the number of STR Permits issued to the current Permits issued \_\_\_\_
  5. Place a 10 year Moratorium on the issuance of new STR Permits \_\_\_\_\_
  6. Increase the current 250 foot distance between STR’s \_\_\_\_\_

(in other words, STRs cannot be located side by side)